

87-160-A 11/17/86 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4B4 to permit sideyard setbacks of 23 feet and 29 feet in lieu of the required 50 feet for each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
(1) Build a 44' house on lot approx. 100' wide which RC 4 zoning requires 50' set-backs all around. (practical difficulty)
(2) Land was given by parents in order to enable us to build, since our financial position prohibits our purchasing land. (hardship)
(3) Being only 100' wide, this lot affords maximum privacy, and at the same time, the existing dwellings adjacent to the lot will maintain their complete privacy. (practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP 1121
(Type or Print Name)	JOHN H. MILLIRONS	1C
Signature	<i>John H. Millirons</i>	E. D. 4
Address	DEBORAH MAY MILLIRONS	DATE 11-17-86
City and State	(Type or Print Name)	200
Attorney for Petitioner:	(lot conveyed from address below) 1147345	1000
(Type or Print Name)	5835 Deer Park Road 833-7891	DP
Signature	Address	
Address	Reisterstown, Maryland 21136	
City and State	City and State	
Attorney's Telephone No.:	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
	Mr. & Mrs. John H. Millirons	
	Name	
	8 Greenview Avenue 833-7267	
	Reisterstown, Md. 21136	

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting 9-23-86
Posted for: Variance
Petitioner: John H. Millirons, et ux
Location of property: E/S of Deer Park Rd. 27' S of Oakland Road
Location of Sign: East side of Deer Park Road approx 1/4 mile south of Oakland Road
Remarks: _____
Posted by: [Signature] Date of return: 9-24-86
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE
E/S of Deer Park Road,
27' S of Oakland Road
4th Election District
John H. Millirons, et ux
Petitioners
Case No. 87-160-A

The Petitioners herein request a zoning variance to permit side yard setbacks of 23 feet and 29 feet in lieu of the required 50 feet, respectively, to construct a home.

Testimony by the Petitioners indicates that the subject property is a 100-foot wide lot on which they will be unable to build without the requested variances. The front and sides of the lot contain large trees so the proposed dwelling will not be visible from the road or adjacent residences.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of October 1986, that the herein request for a zoning variance to permit side yard setbacks of 23 feet and 29 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 11/17/86
By *John H. Millirons*

ZONING DESCRIPTION

Beginning for the second at an iron pin set on the northeast margin of the Deer Park Road, distant 34.1 feet and north 57 1/2 degrees east from a point in the north 42 degrees west 231 feet line of the whole tract described in the deed from Ole Triplett to Ernest F. Unkert dated August 31, 1926 distant 179 feet and north 42 degrees west from the beginning of the said line being also the end of the north 38 degrees 3 minutes west 160.56 feet line of the survey made August 18, 1960 by Robert C. Norris, Registered Surveyor from Fred W. Unkert, and running thence with the said northeast margin of the said road, with deed meridian, north 42 degrees west 92 feet, (2) north 32 1/2 degrees west 50 feet to an iron pipe, thence leaving the road and running (3) north 57 1/2 degrees east 384.9 feet to an iron pipe (4) south 22 3/8 degrees east 100 feet to an iron pin, thence with Fred W. Unkert lot (5) south 57 1/2 degrees west 359.9 feet to the place of beginning. Containing 40,000 square feet.

Northwest corner of subject lot being 27 feet South of the intersection of Oakland Road.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Deer Park Rd., 27' S of : OF BALTIMORE COUNTY
Oakland Rd., 4th District :
JOHN H. MILLIRONS, et ux, : Case No. 87-160-A
Petitioners :

ENTRY OF APPEARANCE

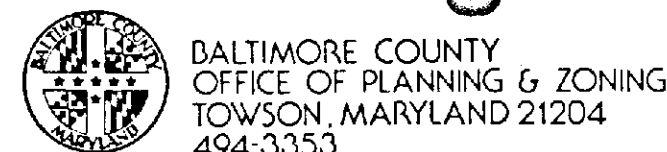
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John H. Millirons, 8 Greenview Ave., Reisterstown, MD 21136, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 17, 1986

Mr. & Mrs. John H. Millirons
5835 Deer Park Road
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
E/S of Deer Park Road,
27' S of Oakland Road
4th Election District
Case No. 87-160-SPH

Dear Mr. & Mrs. Millirons:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been granted, in accordance with the enclosed Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,
John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Peoples Counsel

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-160-A

LOCATION: East Side of Deer Park Road, 27 feet South of Oakland Road

DATE AND TIME: Wednesday, October 15, 1986, at 9:45 a.m.

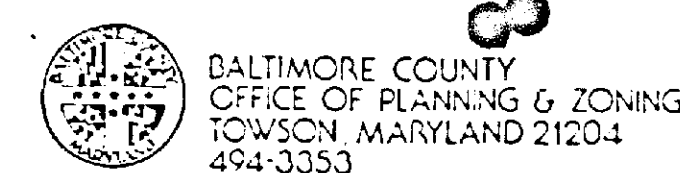
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit side yard setbacks of 23 feet and 29 feet in lieu of the required 50 feet

Being the property of John H. Millirons, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 7, 1986

Mr. John H. Millirons
Mrs. Deborah May Millirons
8 Greenview Avenue
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
E/S of Deer Park Rd., 27' S of Oakland Rd.
4th Election District
John H. Millirons, et ux - Petitioners
Case No. 87-160-A

Dear Mr. and Mrs. Millirons:

This is to advise you that \$67.51 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the payment to the County, Maryland, and remit to Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10/17/86 ACCOUNT 87-160-A
AMOUNT \$ 67.51
RECEIVED FROM Mrs. Deborah M. Millirons, 8 Greenview Ave., Reisterstown, Md. 21136
FOR BALTIMORE ZONING COSTS RE CASE 87-160-A
8 8012*****07111 11547
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: September 18, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-153-A, 87-159-A, 87-160-A and 87-161-A

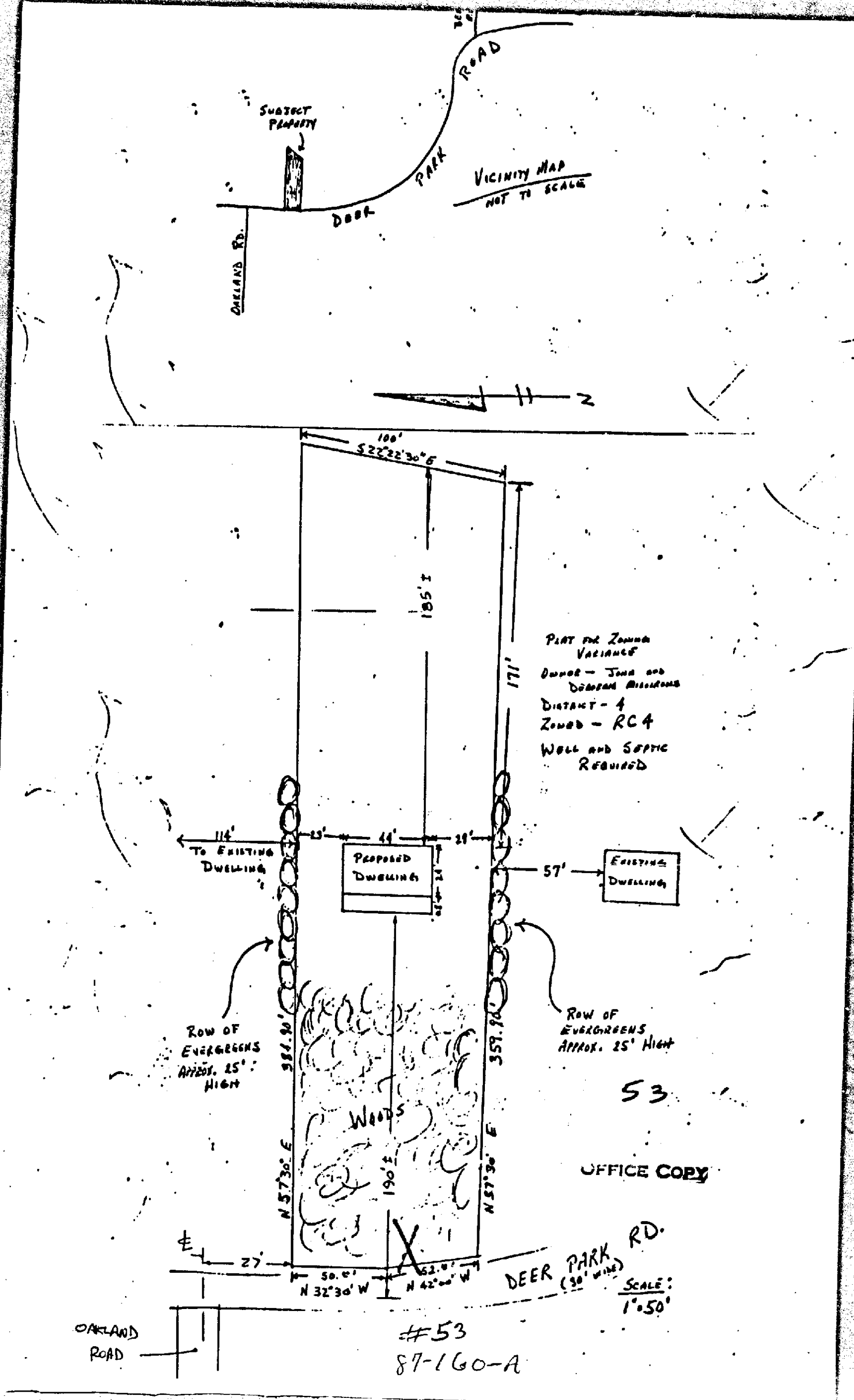
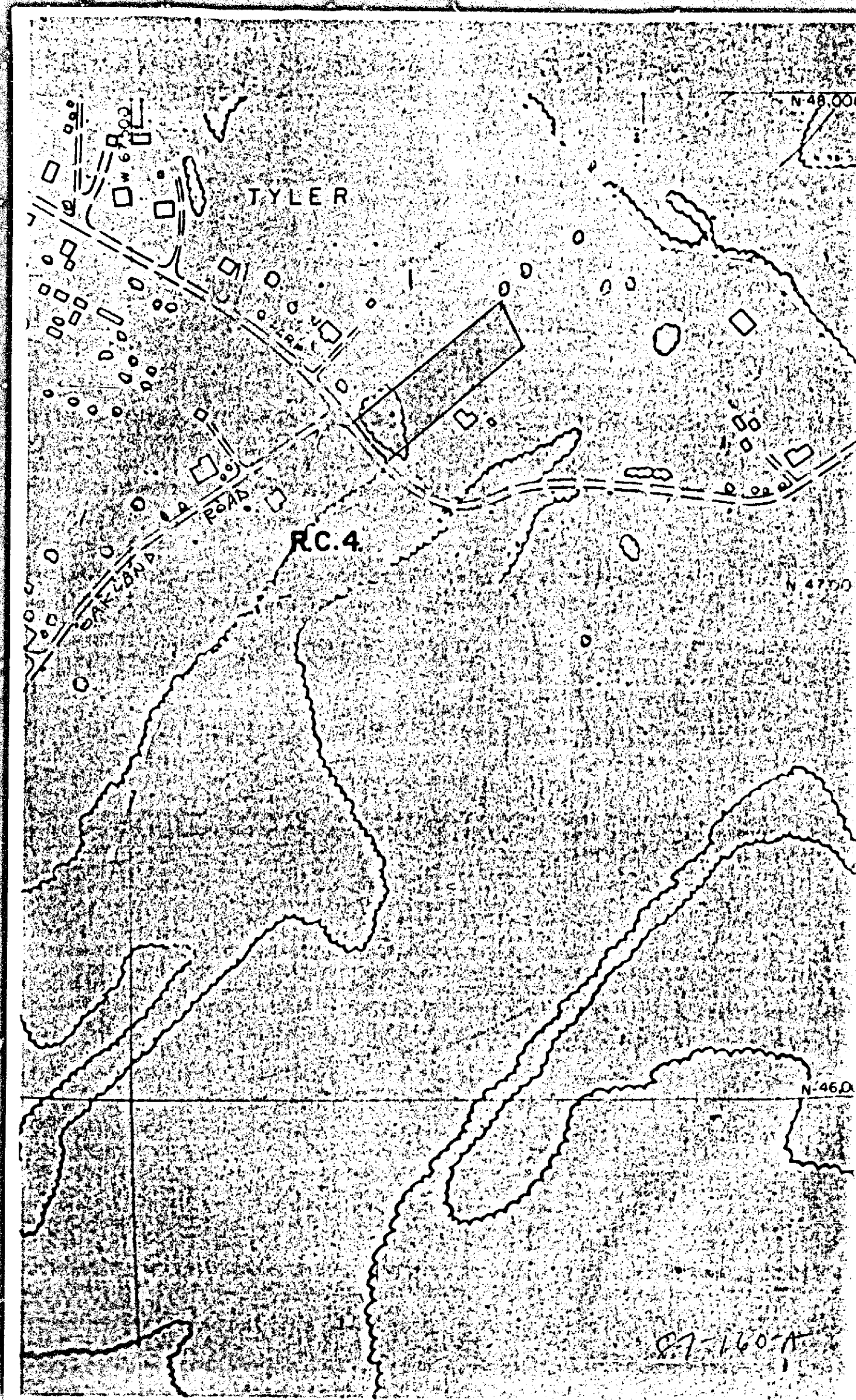
There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim

RECEIVED
SEP 19 1986
ZONING OFFICE

CPS-008



DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM
NO TITLE SEARCH
NO CONSIDERATION

LIBERT 200 33101 71

Don Paul Rd *check for side*
Delight area

This Deed, MADE THIS 30th day of June
in the year one thousand nine hundred and Eighty-Six by and between
OWEN H. MILLIRONS and FORIS M. MILLIRONS, his wife, Parties
of the first part, and
JOHN H. MILLIRONS and DEBORAH MAY MILLIRONS, his wife, Parties
of the second part.
Witnesseth, That in consideration of the sum of Love and Affection (THE ACTUAL CONSIDERATION IS NONE)
the said Parties of the First Part
do grant and convey to the said Parties of the Second Part, as tenants by the
entireties, their assigns, the survivor of them and the survivor's heirs,
personal representatives, executors and assigns, in fee simple, all
that lot of ground situate in Baltimore County, State of Maryland
and described as follows, that is to say:
BEGINNING for the second at an iron pin set on the northeast margin of the Deer Park
Road, distant 34.1 feet and north 57 1/2 degrees east from a point in the north 42 degrees
west 331 feet line of the whole tract described in the deed from Ole Tripiett to
Ernest P. Unkert dated August 31, 1926 distant 179 feet and north 42 degrees west
from the beginning of the said line being also the end of the north 38 degrees 3
minutes west 160.56 feet line of the survey made August 18, 1960 by Robert C. Norris,
Registered Surveyor from Fred W. Unkert, and running thence with the said northeast
margin of the said road, with deed meridian, north 42 degrees west 52 feet, (2) north
72 1/2 degrees west 50 feet to an iron pipe, thence leaving the road and running (3)
north 51 1/2 degrees east 354.3 feet to an iron pipe (4) south 22 3/8 degrees east 100
feet to an iron pin, thence with Fred W. Unkert lot (5) south 57 1/2 degrees west 359.9
feet to the place of beginning. Containing 40,000 square feet.
BEING part of the same lot of ground which by Deed dated August 2, 1969 and recorded
among the Land Records of Baltimore County in Liber O.T.G. No. 8206, folio 011 was
granted and conveyed by GEORGE A. DUERLING, SR. and DOROTHY T. DUERLING, his wife
unto OWEN H. MILLIRONS and FORIS M. MILLIRONS, his wife, the Grantors herein.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
CLERK 7-286 DATE
BALTIMORE COUNTY
DATE 7-286

TRANSMITTAL
BALTIMORE COUNTY
DATE 7-286

Mr. John H. Millirons
Mrs. Deborah May Millirons
6 Greenview Avenue
Reisterstown, Maryland 21136

September 9, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S of Deer Park Rd., 27' S of Oakland
Rd.
4th Election District
John H. Millirons, et ux - Petitioners
Case No. 87-160-A

TIME: 9:45 a.m.

DATE: Wednesday, October 15, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

87-160-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
4th day of September, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: John H. Millirons, et ux Received by: James E. Dyer
Petitioner's Attorney: Chairman, Zoning Plans
Advisory Committee

LANDMARK COMMUNITY NEWSPAPERS OF I

Westminster, Md., Sept.

THIS IS TO CERTIFY that the annexed...Re
was published for...one (1)...
to the...25th...day of...September...1986

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland
☐ Randallstown News, a weekly newspaper published in Randallstown, Baltimore County, Maryland
☒ Community Times, a weekly newspaper published in Baltimore, Maryland

LANDMARK COMMUNITY NEWSPAPERS OF I

Per S

LOCATION: East Side of Deer Park Road, 27 feet South of Oakland Road
DATE AND TIME: Wednesday, October 15, 1986 at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit the use of the property as a residential use, as shown on the plat filed in the office of the Zoning Commission of Baltimore County, on the 15th day of September, 1986, at 9:45 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. Such request must be received by the date of the hearing and notice of the hearing must be made at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
September 5, 1986

THE JEFFERSONIAN,

Lillian L. Dwyer
Lillian L. Dwyer
Publisher

Cost of Advertising
24.75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025820
DATE: 9/1/86 ACCOUNT: 01-615
AMOUNT: 35.00
RECEIVED FROM: JOHN MILLIRONS
FOR: VARIANCE PETITION
B. BOND*****3500**FORM # 53
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 9, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. John H. Millirons
8 Greenview Avenue
Reisterstown, Maryland 21136

RE: Item No. 53 - Case No. 87-160-A
Petitioner: John H. Millirons, et ux
Petition for Zoning Variance

Dear Mr. Millirons:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 15, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: John H. Millirons, et ux

Location: E/S Deer Park Road, 27' S. of Oakland Road

Item No.: 53

Zoning Agenda: Meeting of 8/19/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *John F. O'Neill*
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 53, Zoning Advisory Committee Meeting of 8/19/86

Property Owner: John H. Millirons, et ux

Location: E/S Deer Park Rd., 27' S of Oakland Rd. District 415

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

10/15 87-160 A



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

August 15, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 53 Zoning Advisory Committee Meeting are as follows:

Property Owner: John H. Millirons, et ux
Location: E/S Deer Park Road, 27 feet S of Oakland Road
District: 415.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.B.C. #17-1 - 1985) and other applicable Codes and Standards.
- (A) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall. If closer than 3'-0" to an interior lot line, any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Elevation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full review of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Dunham
Mark E. Dunham, Chief
Building Plans Review

L/21/86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 57, 59, 60, and 61.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of August 19, 1986
Item # 53
Property Owner: JOHN H. MILLIRONS, et ux
Location: E/S DEER PARK RD. 27' S. OF OAKLAND RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

Zoning Item # 53 Zoning Advisory Committee Meeting of 8/19/86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (X) Soil percolation tests (_____ must be) conducted.
{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others: SEWAGE DISPOSAL SYSTEM WILL REQUIRE A 10,000 Sq. Ft. Sewage Reserve Area for potential expansion.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said

Parties of the Second Part, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs,

and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors

Test:

Patricia J. Gind

Owen H. Millirons (SEAL)
OWEN H. MILLIRONS

Doris M. Millirons (SEAL)
DORIS M. MILLIRONS

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:
I HEREBY CERTIFY, That on this 30th day of June, 1964, in the year one thousand nine hundred and Eighty-Six, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared OWEN H. MILLIRONS and DORIS M. MILLIRONS, his wife, whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 19

FOUNTAINHEAD TITLE GROUP
1525 YORK ROAD
LUTHERVILLE, MD 21093

This Deed, Made this 2nd day of August

In the year nineteen hundred and sixty eight, by and between

George A. Duerling, Sr. and Dorothy T. Duerling, his wife

of Baltimore County

In the State of Maryland, of the first part, and

Owen H. Millirons and Doris M. Millirons, his wife of Baltimore County, State of Maryland

of the second part.



WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged,

the said parties of the first part

do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns and unto the survivor of them, his or her heirs

and assigns, in fee simple, all that lot of ground

in Baltimore County

State aforesaid, and described as follows, that is to say:

BEGINNING for the first at an iron pin set in the road metal of Deer Park Road at the end of the north 80 degrees west 24 perch line of the land described in the first parcel in a deed from Elizabeth H. Triplett to Ole Triplett, dated September 20, 1902 and recorded among the Land Records of Baltimore County in Liber NPM No. 263 folio 369 etc. thence running along said road and binding on a part of the north 42 degrees west 14 perch line north 38 degrees 03 minutes west 160.56 feet to an iron pipe now set near the east side of said road; thence running for the lines of division now made north 51 degrees 00 minutes east 359.90 feet to an iron pin heretofore set; and south 18 degrees 48 minutes east 269.87 feet to a pipe now set on the west bank of a stream there situate and south 70 degrees 00 minutes west 284.78 feet to the point of beginning. Containing 1.5 acres more or less.

BEING the same lot of ground which by Deed dated November 14, 1963 and recorded among the Land Records of Baltimore County in Liber RRG-4228 folio 517 was granted and conveyed by Frederick W. Unkart and wife unto the grantors herein.

BEGINNING for the second at an iron pin set on the northeast margin of the Deer Park Road, distant 34.1 feet and north 57 1/2 degrees east from a point

in the north 42 degrees west 231 feet line of the whole tract described in the deed from Ole Triplett to Ernest F. Unkart dated August 31, 1926 distant 179 feet and north 42 degrees west from the beginning of the said line being also the end of the north 38 degrees 3 minutes west 160.56 feet line of the survey made August 18, 1960 by Robert C. Norris, Registered Surveyor from Fred W. Unkart, and running thence with the said northeast margin of the said road with deed meridian, north 42 degrees west 52 feet, (2) north 32 1/2 degrees west 50 feet to an iron pipe, thence leaving the road and running (3) north 57 1/2 degrees east 384.9 feet to an iron pipe (4) south 22 3/8 degrees east 100 feet to an iron pin, thence with Fred W. Unkart lot (5) south 57 1/2 degrees west 359.9 feet to the place of beginning. Containing 40,000 square feet.

BEING the same lot of ground which by Deed dated June 15, 1964 and recorded among the Land Records of Baltimore County in Liber RRG 4114 folio 421 was granted and conveyed by Ernest F. Unkart (also spelled Unkart) and wife unto the grantors herein.